



BUTTS HILL

KENTON, EXETER, EX6 8LW



Robert Williams

SALES | LETTINGS | AUCTIONS

"This superb detached house on the edge of the village offers spacious accommodation with stunning countryside views."



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This large detached house was originally constructed in 1967 by esteemed local builder K Gaydon & Sons, as the principal's own residence, and comes to the market for the first time with no onward chain. Located in an elevated position on the outskirts of this popular village, the property boasts stunning, far-reaching views over the open countryside, whilst being a short walk to the village centre. The accommodation is highly versatile, featuring 5 bedrooms and the potential for a self-contained annexe.

THE PROPERTY

The property is accessed through a gated entrance, leading to a substantial parking area and a detached twin garage block.

The extensive ground floor accommodation includes a large living room with adjoining sun room which enjoys superb views across the village and open countryside. The large kitchen/breakfast room is equipped with shaker style units, wooden worktops a double oven and Rayburn. The dining room is adjacent to the kitchen and a large central hallway separates the reception rooms from the two ground floor bedrooms, both doubles, with a shower room in between.

The first floor of the main house comprises two large bedrooms and bathroom, with eaves storage and built in wardrobes. On the East side of the building and accessed via a separate entrance is the annexe, which currently consists of a utility room and shower room on the ground floor and bedroom on the first floor with additional eaves storage room.

Outside, the property occupies a large plot extending to approximately 0.65 acres, with lawned gardens on three sides, southerly facing to the rear of the house. There is parking for at least five vehicles with the large double garage providing useful additional storage space or parking. Additionally, there is a very useful and spacious cellar area beneath the main house.





THE LOCATION

Kenton is a popular village situated approximately 8 miles from the City of Exeter. The village offers excellent local amenities including a Post Office, Restaurant, Primary School, and Church, as well as bus services to Exeter, Torquay, and Newton Abbot. Kenton is also home to the historic Powderham Castle, which hosts summer concerts and has its own farm shop. The Cathedral City of Exeter provides a more comprehensive range of shopping, health, and educational amenities, along with mainline rail service, an international airport, and access to the M5.

PROPERTY INFORMATION

Tenure: Freehold

Chain: No onward chain

Flooding: This is deemed to be no risk for rivers & seas and very low for surface water


Internet: We understand that standard, superfast and ultrafast broadband can be found in this locality providing a download speed up to 900 Mbps

Mobile Phone signal: Multiple networks are currently displayed as available at the property with Vodafone and O2 showing the strongest

DIRECTIONS

As you enter the village at the green continue along Church Street, then take the first left onto Mamhead Road. Turn left onto Butts Hill, and the property is the first on the right.



5  bedrooms 3  bathrooms
3  receptions 7  car spaces

Local Authority: Teignbridge Council

Council Tax Band: G

Tenure: Freehold

Heating: Gas Central Heating

Services: Mains water and drainage

Energy Efficiency Rating: D





Butts Hill, Kenton, EX6

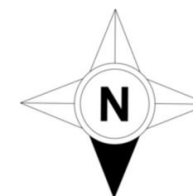
Approximate Area = 2628 sq ft / 244.1 sq m

Limited Use Area = 14 sq ft / 1.3 sq m

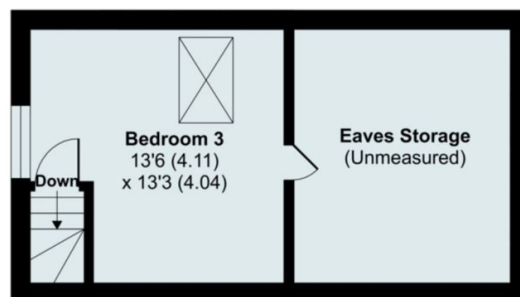
Garage(s) = 437 sq ft / 40.6 sq m

Total = 3079 sq ft / 286 sq m

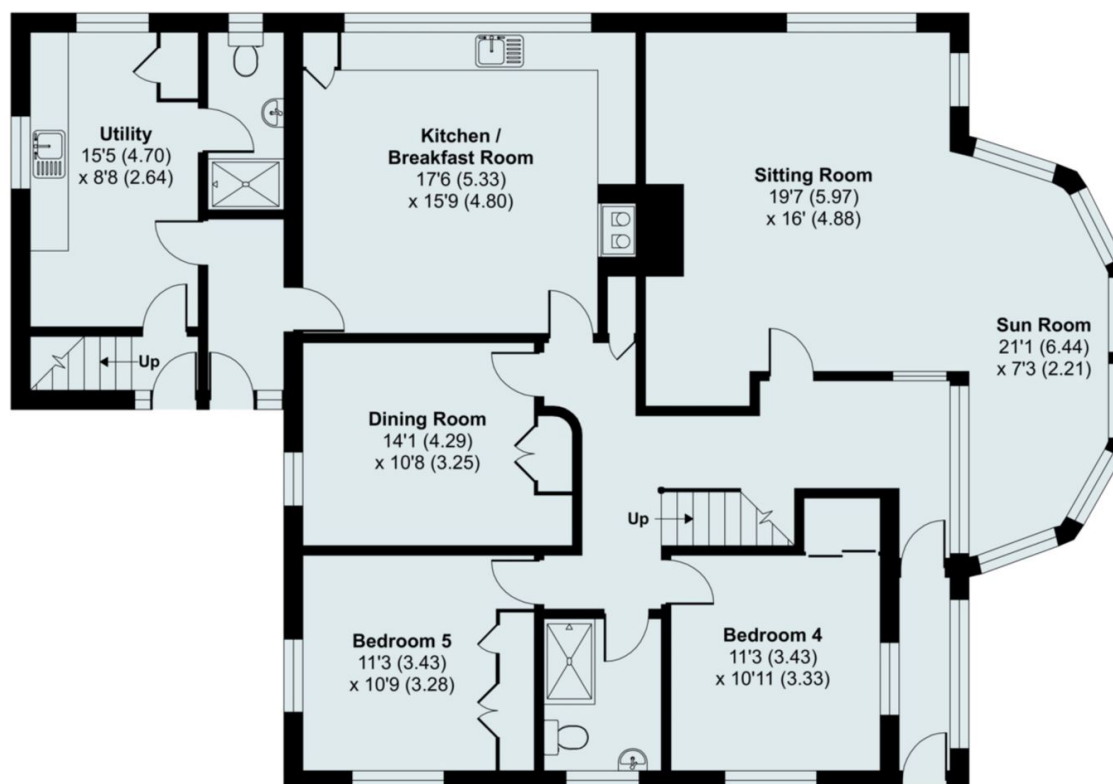
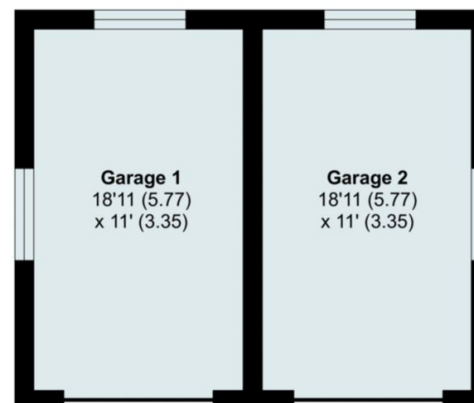
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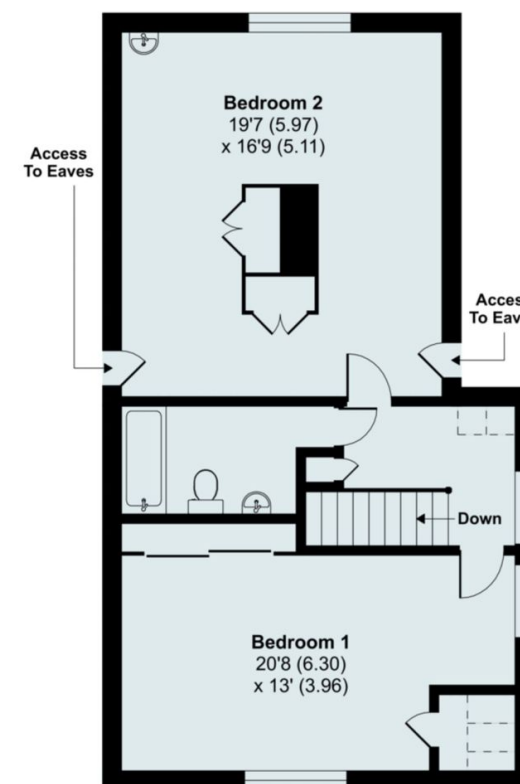
Denotes restricted head height



FIRST FLOOR 2



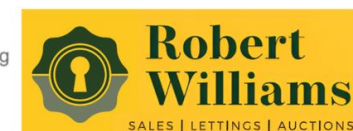
GROUND FLOOR



FIRST FLOOR 1



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n!cheom 2024. Produced for Bradleys. REF: 1124431





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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.